



Housing Authority of the City of Alameda

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MINUTES

REGULAR MEETING OF THE HOUSING COMMISSION OF THE CITY OF ALAMEDA HELD WEDNESDAY, AUGUST 19, 2009

The Commission was called to order at 7:00 p.m. by Chair Kurrasch.

PLEDGE OF ALLEGIANCE

1. ROLL CALL

Present: Commissioner Balde, Pratt, Schlueter, and Chair Kurrasch

Absent: None

2. CONSENT CALENDAR

Commissioner Schlueter moved acceptance of the Consent Calendar. Commissioner Pratt seconded. Motion carried unanimously. All items accepted or adopted are indicated with an asterisk.

*2-A. Minutes of the Housing Commission Regular Meeting held July 15, 2009. Minutes were accepted.

*2-B. Draft Minutes of Board of Commissioner Regular Meeting held July 7, 2009. This report was for information only.

*2-C. Quarterly Investment Report. The Housing Commission accepted the report on the Housing Authority's investment portfolio as of June 30, 2009.

3. AGENDA

3-A. Reporting Quarterly and Annual Police Activities. Executive Director Michael Pucci noted that all complexes are doing better compared to prior quarters and years. He introduced Officer Louisa Kuaea to answer questions.

Chair Kurrasch was pleased that only one percent of crime is from Housing Authority complexes. He was happy to see crime going down in the City and the complexes. Officer Kuaea commented on the report and made a brief presentation.

Chair Kurrasch was pleased to see the number of narcotics arrests down, both at complexes and citywide.

This report was for information only.

3-B. Commission Comments on Proposed Density Bonus Ordinance and Inclusionary Housing Unit Requirement Change from 25% to 15% for Redevelopment Areas. Mr. Pucci introduced Jon Biggs from the City of Alameda's Planning Department. Mr. Biggs introduced himself as the Planning Services Manager and briefed the Commission on his involvement; he was in attendance to answer questions.

Mr. Pucci stated at the previous meeting there was much discussion about the 25 percent versus the 15 percent inclusionary ordinance. He went on to say the comments tonight are about the Density Bonus. The Inclusionary Zoning Ordinance is not on tonight's agenda.

Commissioner Schlueter asked if the inclusionary housing requirement is a policy and not an ordinance. Mr. Biggs responded it is both, there is a citywide ordinance at 15 percent and the CIC has a policy for redevelopment projects at 25 percent.

Commissioner Schlueter asked how redevelopment areas would be recognized. Mr. Biggs said amending the resolution for inclusionary housing which affects the development areas. Commissioner Schlueter asked when this will happen. Mr. Biggs responded and explained the Density Bonus.

Commissioner Pratt moved the Housing Commission pass comments from the discussion last month to the City Council. Commissioner Balde seconded.

Commissioner Schlueter commented that he cannot imagine a builder looking at these requirements for inclusionary housing and going forward with a project. He does not believe that this demonstrates Alameda supporting housing to needy people. He believes in working harder to achieve inclusionary housing. Chair Kurrasch noted this was included in the comments in the first bullet from last month. Motion carried unanimously to pass comments on to the City Council.

- 3-C. Resolution to Approve the Section 8 Management Assessment Program (SEMAP) Certification for FY2008-2009. Mr. Pucci said SEMAP is an annual submission to HUD. Based upon this report, and the review of Housing Authority files, staff has determined at least 135 points and is confident of being a High Performer once again.

Chair Kurrasch commented on the Resolution and Certification.

Commission Pratt asked what PIC meant. Mr. Pucci responded it stands for the Public and Indian Housing Center. Mr. Pucci explained the process for submission. He also discussed Indicator 14. Commissioner Pratt was very impressed.

Commissioner Pratt moved the Housing Commission approve the certification requiring the Chair's signature, by adopting the attached resolution authorizing the Executive Director to submit the Certification, Resolution and supporting documents to HUD. Commissioner Schlueter seconded. Motion carried unanimously.

- 3-D. Discussion of Draft Housing Authority Work Plan for Calendar Year 2009. Mr. Pucci explained he and staff assembled 24 items based on priority. Mr. Pucci discussed each item with the Commission and responded to questions.

Chair Kurrasch was pleased to read about item number 19, Complete Agreement with AUSD for Safe Schools. He asked if staff meets with student services and the police monthly. Mr. Pucci responded staff meets on an as-needed bases and would like to work on a monthly basis. Chair Kurrasch believes it is important to work monthly with student services and the police to identify very atrisk youth to keep them out of incarceration. He explained the Safe Schools program is a district program that is funded. Formal agreements allow sharing of confidential information.

Commission Pratt asked about the Housing Authority's 70th Anniversary celebration. Mr. Pucci explains this is done every ten years and there will be a summary of the history of the Housing Authority.

No action was required. This was for information and discussion purposes only.

- 3-E. Clarifying Differences in the Project-based Voucher and Housing Choice Voucher Programs. Mr. Pucci explained the Housing Authority has been involved in the Project-based voucher program for only a year. This is part of the Section 8 Housing Choice Voucher program that has been ongoing for 30 years. Changes need to be made to the Administrative Plan to better clarify differences between the project-based voucher program and the tenant-based voucher program and to correct any inconsistencies. He read an inconsistency between the two programs. Commissioner Schlueter moved the Housing Commission adopt a change to the Administrative Plan to clarify the differences between the project-based voucher program and housing choice voucher programs. Commissioner Pratt seconded. Motion carried unanimously.

4. ORAL COMMUNICATIONS

None.

5. COMMISSIONER COMMUNICATIONS

Commissioner Schlueter asked about applicants for Housing Commissioner. Mr. Pucci said two people are interested and a few others may be interested. Commissioner Schlueter asked how many members are in the full board. Mr. Pucci said the Housing Commission consists of seven members.

Commissioner Balde attended the NAHRO National conference in Portland, Oregon and discussed the Agency Award of Merit. Many housing authorities are reaching out to at-risk children. She believes we have a great housing authority here.

Chair Kurrasch was pleased to see the ribbon-cutting for the additional parking at Independence Plaza. He mentioned the fence was initiated by a car crash. He was also pleased that Anne B. Diamant Plaza is now a smoke-free facility. He believes this change in smoking is a true paradigm shift in this country and throughout the world.

6. ADJOURNMENT

There being no further discussion, Chair Kurrasch adjourned the meeting at 7:37 p.m.

Arthur A. Kurrasch, Chair

Attest:

Michael T. Pucci
Executive Director / Secretary